

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 127-6721
Property Name(s): <u>Deep Run Hunt Club</u>	
Property Date(s): <u>1896</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Limited <input type="checkbox"/> No	
Property Address: <u>1900 Avondale</u> City: <u>Richmond</u> Zip: <u>23227</u>	
County or Ind. City: <u>Richmond</u> USGS Quad(s): <u>Richmond</u>	

Physical Character of General Surroundings
Acreage: <u>1.97</u> Setting (choose one): <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
<p>Site Description Notes/Notable Landscape Features:</p> <p>The property borders I-95 and the I-64 entrance ramp, Imperial Plaza, and small residences built in the 1950s – 60s. It is noisy and in need of both a sound and visual barrier from the highways, and to improve the visual impact of the property. The unusually large lot offers many opportunities for gardening, beautiful landscaping, and restoration of the deteriorating large in-ground pool. Site includes a small grape arbor and two large magnolia trees.</p> <p>Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property:</p> <p>Land was used as a Civil War encampment; house was main house of the Deep Run Hunt Club. Some concrete is left from the stables.</p>
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc...
The house was given to the Deep Run Hunt Club by Lewis Ginter in 1896 and was one of the most popular and prosperous social organizations in the city and vicinity. It consisted of 127 acres, forty stables, a shed for bicycles, a racetrack, kennels for foxhounds, and one of the first golf courses in the country.
What is the current use? (if other than the historical use) <u>residence</u>
Architectural style or elements of styles: <u>Queen Anne building form and roof against a four-bay façade, gives the impression of Colonial revival symmetry and embellished with Colonial Revival details.</u>
Architect, builder, or original owner: <u>architect: D. Wiley Anderson, original owner: Lewis Ginter</u>
of stories <u>2</u> Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>no</u>

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer “n/a.” If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.

The foundation is continuous brick.

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.

The building is constructed of wood and brick – many years ago the exterior was sandblasted.

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.

The exterior walls are brick, with the west end above the addition covered with metal shingles.

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?

The house has 27 windows and 6 French doors that also serve as floor to ceiling windows and originally opened onto a wraparound porch. 25 of the windows are double-hung having 4 panes, 2 in each sash. There is one small windows one each floor that have 4 panes and are hinged. The French doors have 6 panes, 3 on each side with a transom above. All are cherry and match the woodwork.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.

The original porch wrapped around most of the lodge. Now three small porches remain from the original woodwork. The porches have straight pillars, with balustrades and spindles, dentil molding and modillion blocks under the cornice and arches that connect the pillars with small pendants in the center of each arch.

Roof: Describe the roof, listing the shape and the covering material.

The roof is tin.

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.

There are 3 chimneys – 2 have been rebuilt with ceramic liners. At that time three of the hearths were raised two bricks up from the floor. The hearth in the kitchen was added and is 5 bricks off the floor.

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

This structure was an early colonial farmhouse built in 1815, turned into a 19th century country estate by Lewis Ginter for the purpose of a hunt club. During the heyday of the hunt club the estate included 127 acres with outbuildings and stables; today the land around the house has been reduced to two acres bordered by Interstate 95, the entrance ramp to Interstate 64, Imperial Plaza, and other Rosedale residences. Oliver Jackson describes the house in his book *A Book of Sport and the Deep Run Hunt Club* as a “charming house, square with wide verandas and wide halls, set in a beautiful lawn in the midst of a grove of tall locust trees. Inside is cheery and comfortable...a blazing wood fireplace sends its glowing reflection into the furthest corners of the room.”

Architect D. Wiley Anderson juxtaposed a complex Queen Anne building form and roof form against a four-bay facade that gives the impression of Colonial Revival symmetry, embellished with Colonial Revival detailing. The building, including full basement and attic, is constructed of brick and wood, the roof is tin, and the interior walls are plaster mixed with horsehair on wood lathe strips. The two floors comprise 3,918 square feet of living space, featuring spacious rooms with fireplaces and the high ceilings indicative of the period; the front and rear entrances are connected by a broad hallway with decorative cast iron florets. Given the many people that Ginter intended to utilize the building, Anderson installed six floor-to-ceiling casement doors and transoms extending the height of the three main rooms on the first floor, allowing for flow of people onto a wide veranda and outside where much of the activity took place.

The large basement most likely contained the kitchen, with the butler's pantry above that includes a call box, with buttons in many other rooms. Lighting rods go up the chimneys and are said to be authentic Benjamin Franklin pieces. Most rooms have triple bead cherry wainscoting and some ceilings are also done in cherry, including the billiard room, which has a coffered cherry wood ceiling. The floors are oak, some with parquet-inlaid trim. All of the woodwork is original and has never been painted; the beautiful cherry finish remains. The original house had seven fireplaces, and some retain the original mantels.

A second kitchen, an additional room with fireplace, a bathroom, and an additional basement were added on the west side of the house at an unknown date. Later renovations brought kitchen features to the butler's pantry, and cut out part of the butler's staircase to add an interior brass elevator in the butler's pantry.

The bathroom on the second floor maintains its original fixtures, and the kitchen (originally the butler's pantry) includes the original floor-to-ceiling cupboard. Today remnants of the veranda comprise the three small porches, which are entrances into the house that we plan to connect again as a single wrap around veranda. The roof is the original tin and seems to be holding except for the gutters that need work.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

The importance of this historic house and how it came to be the Deep Run Hunt Club is described in a number of old newspaper articles.

One of the earliest articles ("The Breeder and Sportsman" by W. J. Carter, Richmond Times Dispatch, Sunday April 19, 1896) said that, "One of the most popular and prosperous social organizations in this city and vicinity is the Deep Run Hunt Club. It was organized only in 1892, with a handful of members, but at its present membership is nearly a hundred, and it will no doubt increase still more rapidly during the next year or two, since the club has decided to change the location of its club-house...A few months ago, an offer was made to the club by Major Lewis Ginter, through Mr. A. H. Thiermann, to erect for the use of the members a handsome structure with all needed accommodations, on his own property. This generous offer was referred to the committee that at a general meeting of the stockholders of the club, held recently, recommended acceptance of the proposition...Under this proposition it is intended to remodel the house known as "Rosedale Lodge" situated on Laburnum Ave., between the Hermitage Road and the Richmond, Fredericksburg and Potomac railroad, and near the Hill statue. The plans, which have been approved by the club, promise a very handsome and commodious house, with stalls for forty horses, a shed for bicycles, kennels for fox-hounds, etc. and everything is to be ready for occupancy by July 1st next."

The property allotted to the club 127 acres. The club even had a mile racetrack, a shoot ground and one of the first golf courses in Virginia (A Book of Sport and the Deep Run Hunt Club by Oliver Jackson, p. 61).

It was said in the press that race days at the Deep Run were always a great social event in Richmond and were widely reported in the media, especially after the move to Ginter Park where the races were run on the 'speedway and steeplechase course right in front of the house'. Early in December 1895 the Fall Races were run, and the press reported that "the races are social events of the Spring and Fall season, and society puts on an air of expectancy as the affairs recur. The Grand Stands, the paddocks and the club house become stomping ground for the matrons, belles and beaux of the fashionable set, and besides the carrying out of the pre-concerted plan of sport, a good time is had by all. The crowd went out in private turn-outs of all pattern, on the railroad train and on the trolley cars, and the grandstand was one mass of beauty, grace and gallantry."

A Richmond Times Dispatch, May 3rd 1908 article described the Deep Run Hunt Club as "one of the strongest social organizations in the country". "The organizers of Deep Run were not only sportsmen, but they were the leaders in the social and business life of Richmond" (A Book of Sport and the Deep Run Hunt Club by Oliver Jackson, p. 52).

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)Mr. ☒ Mrs. ☒ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Thomas and Joan Phipps

(Name)

(Firm)

1907 Floyd Ave.

Richmond

VA

23220

(Address)

(City)

(State)

(Zip Code)

jfmphipps@gmail.com

804 254 2869

(Email Address)

(Daytime telephone including area code)

Owner's Signature: _____ Date: 11/29/20012

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Joan Phipps

Daytime Telephone: (804) 254-2869 home (804) 513-2751 cell

Applicant Information (Individual completing form if other than legal owner of property)Mr. ☐ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

(Name)

(Firm)

(Address)

(City)

(State)

(Zip Code)

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____ Date: _____

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☒ Mrs. ☐ Dr. ☐
Miss ☐ Ms. ☐ Hon. ☐

Dwight C. Jones

Mayor

(Name)

(Position)

Richmond

900 E. Broad St., Suite 201

(Locality)

(Address)

Richmond

VA

23219

(804) 646-7970

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

We would like to restore this historic property to its original splendor so our daughter and her family can have a lovely home. The architecture and history of the property and house, and the unusually large lot, deem it a historically significant restoration project. We would also like to take advantage of any available tax credits and improve the small existing rental unit.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐Would you be interested in the easement program? Yes ☐ No ☒